

Staff Summary Report



Development Review Commission Date: 03/25/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for LAKES TOWNE CENTER – PHASE II located at 777 E. Baseline Road.

DOCUMENT NAME: DRCr_LakesTowneCenter_032508 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **LAKES TOWNE CENTER PHASE II (PL080043)** consists of the second phase of a series of single-story retail buildings consisting of Shops B 12,842 s.f. of the total approximately 189,375 s.f. on 16 net acres, located at 777 E. Baseline Road in the PCC-2 Planned Commercial Center Two, Zoning District. The request includes the following:

DPR08035 - Development Plan Review including site plan, building elevations, and landscape plan for Phase II Shops B.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

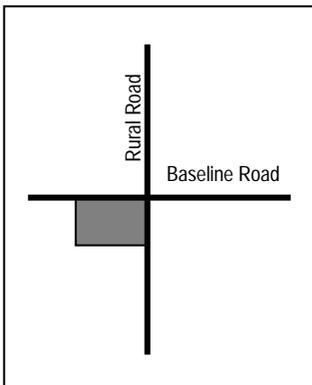
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) *LC*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1-17

ADDITIONAL INFO:



Current land use	Commercial
Current zoning	PCC-2 – Planned Commercial Center
Existing use	Vehicle maintenance and repair facility
Gross & Net site	16.1 acres
Total Building area	189,375 s.f.
Lot Coverage	27 % (50% maximum allowed)
Building Height	35' 4" ft (40 ft maximum allowed)
Building setbacks	29'5" front, 30' st. side (0, 30, 30, 0 min.)
Landscape area	16.5% (15% minimum required)
Phase II Vehicle Parking	83 spaces (70 min. required, 88 max. allowed)
Bicycle Parking	4 spaces (2 minimum required)

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 2. Comments
 3. Reasons for Approval
 - 4-5. Conditions of Approval
 - 6-8. Code Requirements
 9. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Design Letter of Explanation
 4. Site plan
 5. Shops B Floor plan
 6. Shops B Building Elevations
 7. Patio Elevations
 8. Shops B Building Sections
 9. Landscape Plans

COMMENTS:

The applicant is requesting the Development Review Commission take action on a Development Plan Review for Phase II of four phases of a new 189,375 square foot multi-tenant development. Phase I included Shops A 10,200 s.f. and Lowe's 146,593 s.f. including the garden center, which was approved January 22, 2008. Phase II includes Shops B 12,842 s.f. Future processing will include Development Plan Reviews for phases III and IV.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The site is located on the south west corner of Baseline and Rural Roads. The site has an auto dealership (PCC-2) to the west, residences (R-2) to the south, a proposed bank in the existing gas station site (PCC-1), residences (R-2) and residential offices (R/O) on the east side of Rural Road, a restaurant, offices and a gas station on the opposite north east corner (PCC-2) and a large commercial retail center (PCC-1) and residential offices (R/O) on the north side of Baseline Road. The development is being proposed in phases. The approval of Phase I included all of the perimeter landscape treatment and the building elevations for Shops A and Lowe's. Approval of the landscape plan provided a new landscape palette along both Rural and Baseline Roads, preservation of the mature trees along the southern perimeter, removal of a condition to add an 8'-0" security wall adjacent to existing townhomes, and the construction of an 8' wall in front of the Shops A building at Baseline Road, behind the required setback. Phase II includes landscape surrounding the Shops B pad building, and the building elevations for Shops B, which also have a 8' wall at the street edge. Phases III and IV will be the two pads south of Shops B, these uses and site configurations are yet to be determined.

Site Plan

The site has multiple driveway entrances with separate pedestrian pathways to facilitate pedestrian access. Sidewalks connect each of the proposed pad sites to the main tenant, to the public sidewalks and to the different parking areas. Vehicular circulation is designed to minimize conflicts with pedestrian access. A wide shaded pedestrian path connects from the Baseline Road public sidewalk. Traffic engineering staff is working with the applicant to address the required driveway entrances to the site; a condition of approval has been included to address this. Traffic impacts will be minimized in conformance with the city transportation policies, plans and design criteria.

Building Elevations

According to the applicant's design intent, the building elevations use a contemporary "western territorial vernacular" with materials similar to and compatible with the surrounding retail centers. Signature elements include red roof tiles, brick and metal accents, colonnade walkways, exposed beam and rafter roof overhangs and decorative cornices. The primary material is an E.F.I.S. painted stucco panel system. The buildings are in proper scale with commercial buildings within the area. Shops B is internally loaded with windows to the parking lot and facing Rural Road, but with minimal street front presence on Baseline. There is a 7'-8" wall in front of Shops B, which is at a highly visible intersection. The southwestern color palette is complimentary to the recently remodeled retail center north of this site, creating a unified intersection and a stronger sense of place. Nine different paint colors, two metal accent colors, and two masonry colors provide contrast and variety within the proposed theme of the entire center.

Landscape Plan

The proposed landscape plan is heavily planted with low-water-use shade trees, at more than double the required number of parking lot trees to mitigate heat impacts from the parking area. The street frontages are landscaped in accordance with code requirements. The variety of plants will provide year round color and texture, and enhance the center with a softened natural aesthetic.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions 1-17.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and a Development Plan Review.
4. Shade for energy conservation and comfort as an integral part of the design.
5. Materials are compatible with the surroundings.
6. Buildings and landscape elements have proper scale with the site and surroundings.
7. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
9. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

CONDITIONS OF APPROVAL

Site Plan

1. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
2. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
3. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

5. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware: Provide a key bypass on the exterior side

Building Elevations

6. The materials and colors presented are approved as presented:
Roof – Tile by Eagle – Camino Real – *Santa Barbara* SMC8403
Primary building – E.F.I.S. painted Sherwin Williams - *Bagel* SW6114
Vertical elements – Site case panel painted Sherwin Williams - *Tatami Tan* SW6116
Horizontal elements – Site cast panel painted Sherwin Williams - *Renwick Rose Beige* SW2804
Accent bands - Split-faced CMU – Superlite – *Spanish Brown*
Accent bands – Split-faced CMU – Superlite – *Sedona Red*
Metal Accents – Berridge Manufacturing - *Sierra Tan*
Metal Accents – Berridge Manufacturing - *Copper-cote*
Accent Colors – Sherwin Williams – *Toasty* SW6095, *Burlap* SW6137, *Harmonic Tan* SW6136, *Clary Sage* SW6178, *Sequin* SW6394, *Restrained Gold* SW6129
Specific colors and materials exhibited on sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff verifies colors and materials during the construction phase.
7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within an architectural feature of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
9. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard, concealed from public view.
11. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

12. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

13. The landscape plan is approved as submitted, with all species, installation sizes and locations as specified on the landscape plan. Submit any additions or modifications for review during building plan check process. Planning inspection staff field verifies plants.
14. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
15. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

17. Provide address sign(s) on all four elevations of the building and conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Use numbers 12" high on Shops B building.
 - 3) Individual mount, metal reverse pan channel characters.
 - 4) Self-illuminated or dedicated light source.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid visual obstructions.
 - 6) Do not affix numbers or letters to elevations that might be mistaken for the address.
- a. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODES, ORDINANCES AND SUBMITTAL INFORMATION THAT ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated February 13, 2008. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- Your drawings must be submitted to the Development Services Building Safety Division for building permit by March 25, 2009 or Development Plan approval will expire.
- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.
- A Subdivision Plat is required for this development and shall be recorded prior to issuance of certificate of occupancy.
- Existing condition for a vehicular cross access agreement for circulation and public service must be reviewed prior to abandonment to determine solution for refuse collection and fire access to the site to the west.

STANDARD DETAILS:

- Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
- Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov or may be obtained at Development Services.
- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- **PUBLIC ART:** Provide public art as part of this development in conformance with the Art in Private Development Ordinance and the Zoning and Development Code; see the Zoning and Development Code Sec. 4-407 and Appendix D. Contact the Cultural Services Administration (Adrienne Richwine or Liz Lagman 480-350-5287) if any questions regarding implementation of this requirement.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is

contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING AND LAND SERVICES:
 - Underground overhead utilities, excluding high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Refuse containers indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is still adequate.
 - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
- DRIVEWAYS:
 - Driveway entrance configurations must be approved by Traffic Engineering.
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways similar to Standard Detail T-319 or other solutions, require permission of Public Works/Traffic (Cathy Hollow 480-350-8445)
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if

needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with plants in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us. Follow the link to "form", to "native plants", and to "notice intent to clear land".
- SIGNS: Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

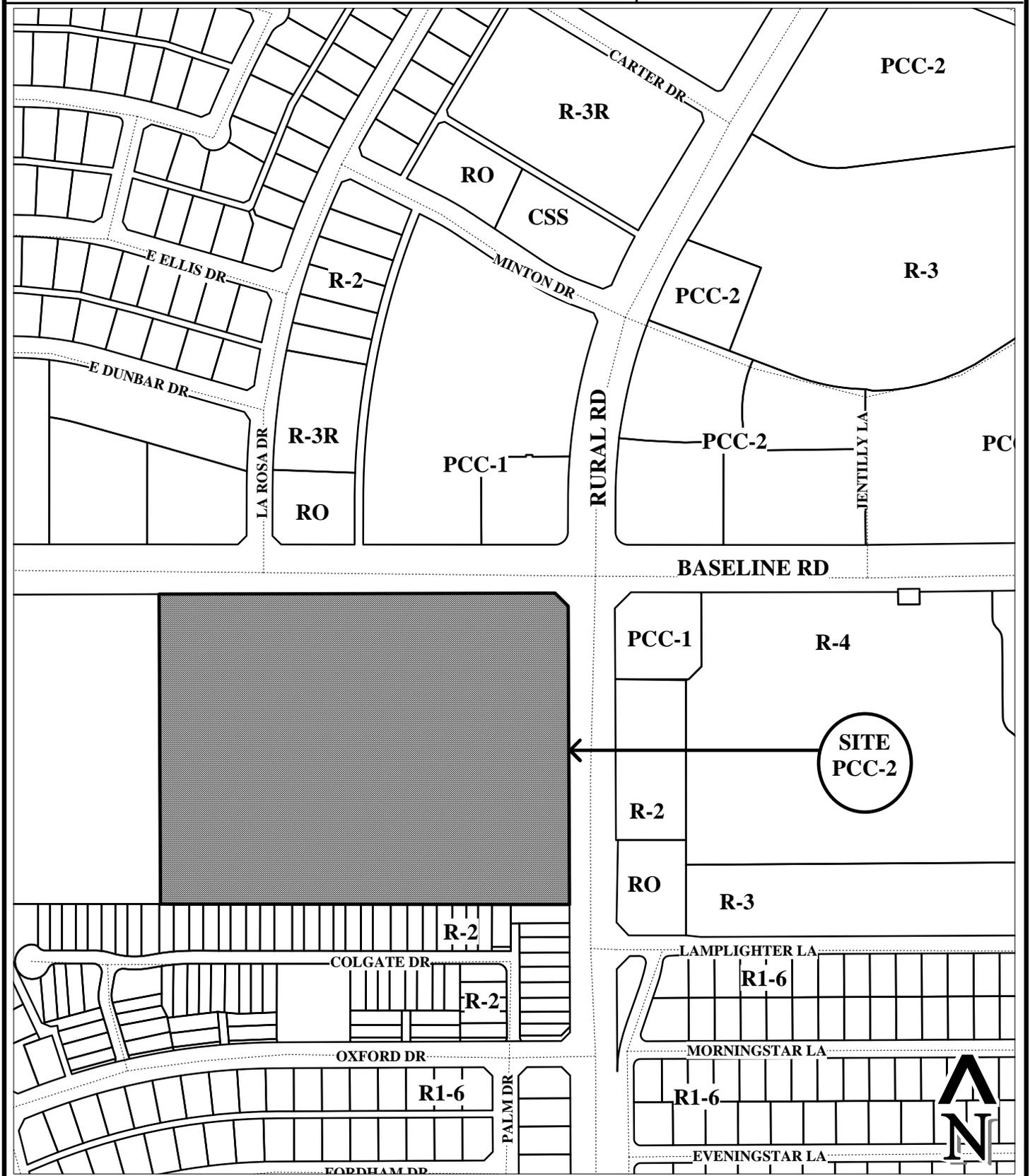
- July 24, 1969 City Council approved a zoning change for this site from R1-6 to PCC-2.
- August 22, 1974 City Council approved a General and Final Plan of Development for Earnhardt Ford.
- November 6, 1974 Design Review Board approved the site, building and landscape plans for Earnhardt Ford, with nine conditions.
- May 21, 1975 Design Review Board approved site, building and landscape plans for Earnhardt Ford, with six conditions, (807 E. Baseline address listed, for the portion of the site to the west).
- July 6, 1977 Design Review Board approved a request for a Phase II of development consisting of a kiosk in the front display pad, a show room addition and building expansion, subject to conditions.
- February 14, 1980 City Council approved a zoning change from R-2 to PCC-2, an amended General Plan of Development, a use permit and a variance for a four-acre parcel at the southeast corner of Baseline Road and College Avenue, subject to conditions.
- October 13, 1983 City Council approved the request of Earnhardt Ford for a Final Plan of Development and modifications of conditions for an RV Sales Office consisting of 720 s.f.
- February 5, 1986 Design Review Board approved the request for building elevations, site and landscape plans for Earnhardt Chrysler, subject to thirty conditions. *CONDITION 2: Permanent vehicular cross access agreement for circulation and public service is to be recorded prior to issuance of building permits.*
- March 20, 1986 City Council approved and Amended Final Plan of Development for Earnhardt Chrysler RV Center.
- January 22, 2008 Development Review Commission approved a request for LAKES TOWNE CENTER PHASE I (PL070361) consisting of the first phase of a series of single-story retail buildings; a multi-tenant 10,200 s.f. Shops A and a 119,328 s.f. Lowe's building and 27,265 s.f. Garden Center are 156,793 s.f. of the total approximately 189,375 s.f. on 16 net acres, in the PCC-2 Planned Commercial Center Two, Zoning District. The request included: a Use Permit Standard to increase the building height by 20% to 48 feet on the Lowe's building in Phase I and DPR07237, a Development Plan Review including site plan, building elevations, and landscape plan for Phase I.
- February 5, 2008 Hearing Officer approved a request by the LAKES TOWNE CENTER - LOWES (PL070361) for a use permit to allow outdoor display and a use permit to allow renting of vehicles.

ZONING AND DEVELOPMENT CODE REFERENCE:

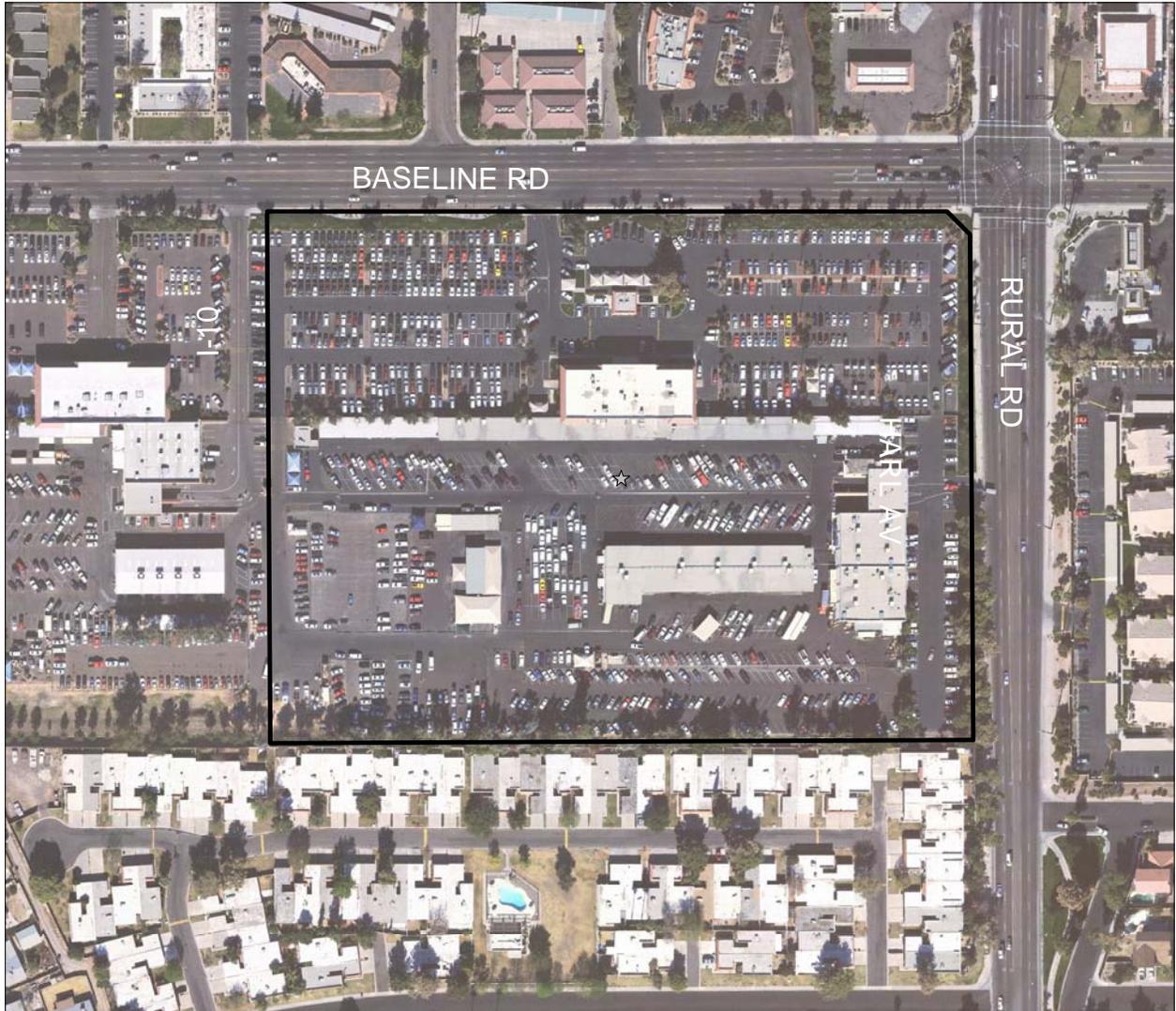
Section 6-306, Development Plan Review

LAKES TOWNE CENTER PHASE 1

PL070361



Location Map



RURAL/BASELINE RETAIL CENTER (PL070361)



February 5, 2008

Development Services Department
City of Tempe
31 E. 5th Street, Garden Level
Tempe, AZ 85281

Re: Letter of Explanation – Lakes Towne Center – Phase II

To Whom It May Concern:

The Kitchell Development Company plans to develop a retail center redevelopment project that encompasses approximately 16 net acres located at the southwest corner of Rural and Baseline Roads. The first phase consists of the Lowe's Home Improvement Store, Shops "A", associated site work and the required off site work. This application for Phase II consists of a 12,842 SF shops "B" building and associated site work. Phase III and Phase IV tenant negotiations are ongoing and will be submitted under a separate cover.

The new project will enhance the surrounding area through its western territorial vernacular style architecture and landscaping. Distinctive elements such as barrel tile, brick accents, roof overhangs are the signature elements of the style. Enhanced hardscape, landscape pots, raised planters, seat-walls, a pedestrian patio and artwork will evoke an inviting experience. A simple, yet rich, classic western color and material palette will be used along with traditional building massing and forms to tie all the building and site amenities together. Other elements such as gabled roofs, decorative cornices, tile roofed colonnades with exposed beams and rafters and decorative metal grills further enhance the southwest traditional style architecture.

Buildings, entrances, pedestrian walkways and parking areas have been configured to ensure pedestrian safety and efficiency. Low water-use shade trees have been implemented throughout the site to help reduce heat-island effect and provide pedestrian friendly shading. The existing, mature trees that border the southern boundary of the project site will remain in place to provide screening for the adjacent residences.

The Phase II portion of the Retail Center is projected to open for business during the latter part of the 1st quarter of 2009. Phase III & IV will open shortly after in the 2nd or 3rd quarter of 2009.

Kitchell Development Company and the entire project team look forward to working with the City of Tempe during this exciting redevelopment project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Schramm", written over a horizontal line.

Rob Schramm
Manager of Design & Construction
Kitchell Development Company

Kitchell Development Company

1707 E. Highland, Suite #100 • Phoenix, AZ 85016 • Phone 602.264.4411 Fax 602.264.6133 • www.kitchell.com

ATTACHMENT 3

FEB - 6 2008

OWNER INFORMATION
 KITCHELL DEVELOPMENT CO.
 1707 EAST HIGHLAND
 PHOENIX, AZ 85016
 (602) 264-4411
 (602) 631-6180

SITE DATA

PARCELL NO. : 301004010
EXISTING ZONING : PLANNED COMMERCIAL CENTER GENERAL (PCC-2)
BUILDING TYPE : TYPE VB
GROSS AND NET SITE AREA : 700,153 S.F. (16.1 ACRES)
 (NOT INCLUDING FUTURE PAD PHASE III & IV) : 625,846 S.F.

BUILDING AREA : 109,635 S.F.
% COVERAGE : 27.3%
LANDSCAPE PERCENTAGE : 15% REQ. / 16.5% PROVIDED
PARKING PROVIDED - PHASE I : 70 SPACES
PARKING PROVIDED - PHASE II : 83 SPACES
PARKING RATIO - PHASE I : 6.5 / 1,000 S.F.
PARKING RATIO - PHASE II : 13 SPACES

ACCESSIBLE REQUIRED : 3 SPACES
ACCESSIBLE PROVIDED : 3 SPACES
BIKE PARKING REQUIRED : 2 SPACES
BIKE PARKING PROVIDED : 2 SPACES
21 LOOPS : 21 LOOPS
*** NOTE: PHASE III & PHASE IV PADS SHALL BE SELF PARKED.**

MAXIMUM BUILDING HEIGHT : 40'-0" MAXIMUM
SETBACK - FRONT YARD : REQ. 0'-0" PROV. 20'-0"
SETBACK - SIDE YARD : REQ. 30'-0" PROV. 30'-0"
SETBACK - STREET SIDE YARD : REQ. 10'-0" PROV. 30'-0"
SETBACK - REAR YARD : REQ. 30'-0" PROV. 30'-0"

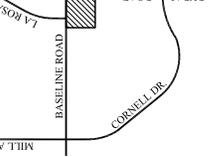
SHOPS I
BUILDING USE : RETAIL & RESTAURANT
GROSS BUILDING AREA : 12,842 S.F.
RESTAURANT AREA : 2,200 S.F.
OUTDOOR PATIO AREA : 800 S.F.

PARKING PROVIDED : 83 SPACES
RESTAURANT : 10,642 S.F. / 300 = 35.4
RESTAURANT : 2,200 S.F. / 75 = 29.3
OUTDOOR PATIO : 800 S.F. / 5.3 = 150.9
TOTAL : 70 SPACES

PARKING PROVIDED : 83 SPACES (REQUIRED)
ACCESSIBLE PARKING : 3 SPACES (REQUIRED)
PROVIDED : 2 ACCESSIBLE

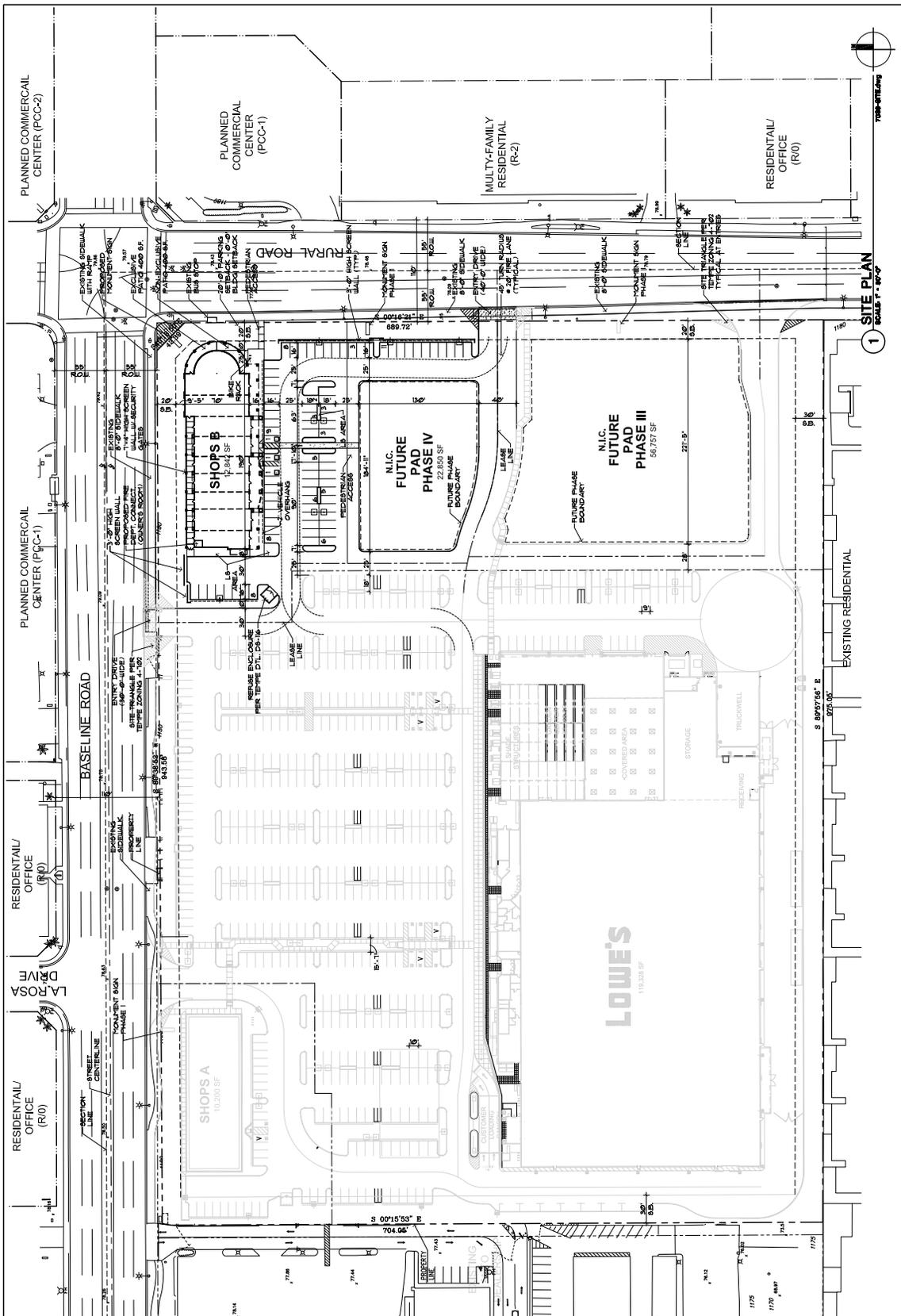
MAXIMIZED PARKING CALC.
RESTAURANT : 9,842 S.F. / 90 = 109.3
RESTAURANT : 3,500 S.F. / 75 = 46.6
OUTDOOR PATIO : 800 S.F. / 5.3 = 150.9
TOTAL : 83 SPACES

VICINITY MAP



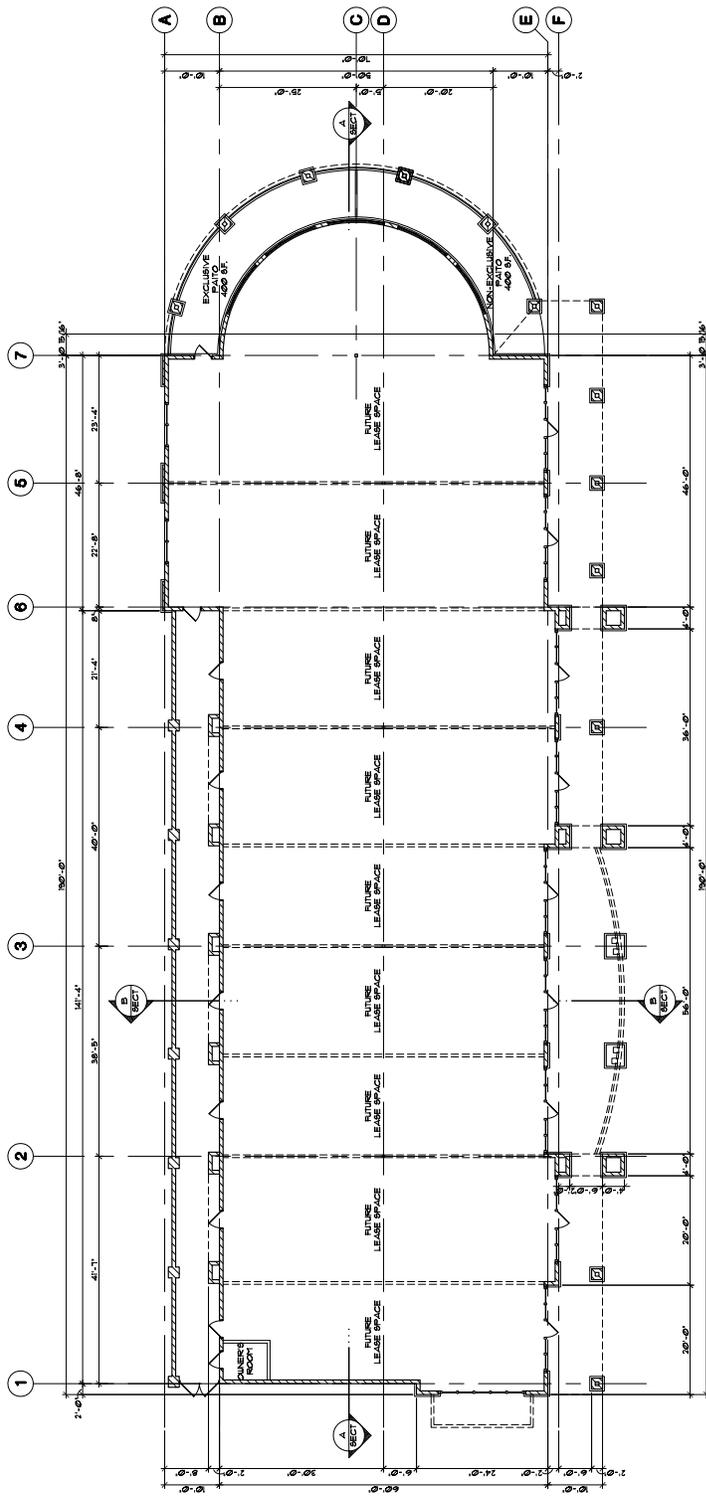
DATE: 03/27/08
 300 NUMBER 3009
 WINDERSVILLE, VA

Butler Design Group
Architects & Planners
 6666 East Van Buren St.
 Suite 100
 Phoenix, Arizona 85006
 phone 602-967-8000
 fax 602-967-7722



LAKES TOWNE CENTER - PHASE II
 777 EAST BASELINE ROAD
 TEMPE, AZ





1 FLOOR PLAN
 BUILDING REF. 100
 777 EAST BASELINE ROAD
 TEMPE, ARIZONA

JOB NUMBER: 2009
 NUMBER: 01/07/08
 DATE: 01/07/08



Butler Design Group
 Architects & Planners
 6665 East Van Buren St.
 Suite 100
 Phoenix, Arizona 85008
 phone 602-967-4900
 fax 602-967-7722



LAKES TOWNE CENTER - PHASE II

777 EAST BASELINE ROAD
 TEMPE, ARIZONA



COLOR/MATERIAL

- PAINT COLORS
BY SHERWIN WILLIAMS
- 1 BASEL - SW654
 - 2 TOASTY - SW699
 - 3 BULLUP - SW651
 - 4 TATARTAN - SW616
 - 5 RENAISSANCE BRIDE - SW604
 - 6 HARMONIC TAN - SW616
 - 7 CLARY SAGE - SW619
 - 8 BEGIN - SW654
 - 9 REFRAINED GOLD - SW619

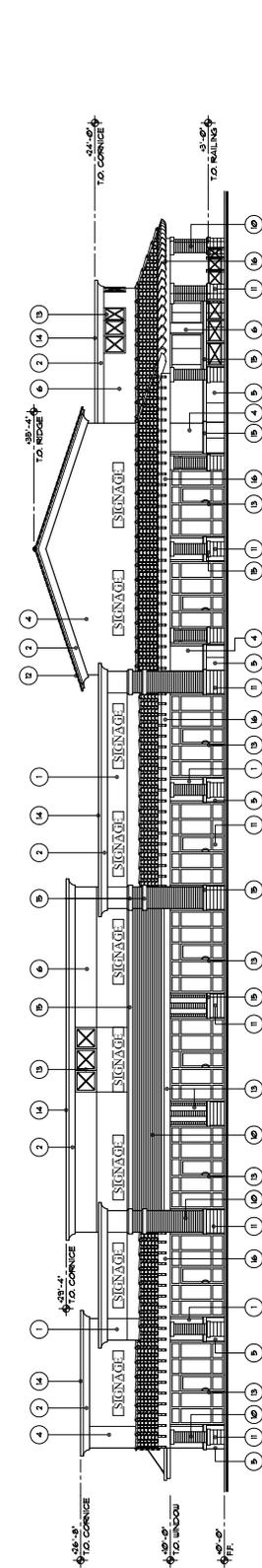
- MASONRY
BY SUPERLITE BLOCK, INC.
- 10 SLUMP BLOCK - SPANISH BROOK
 - 11 SPLIT FACE - SEDONA RED

- ROOF TILE
BY EAGLE ROOFING
- 12 CANO REAL - SANTA BARBARA (S2402)

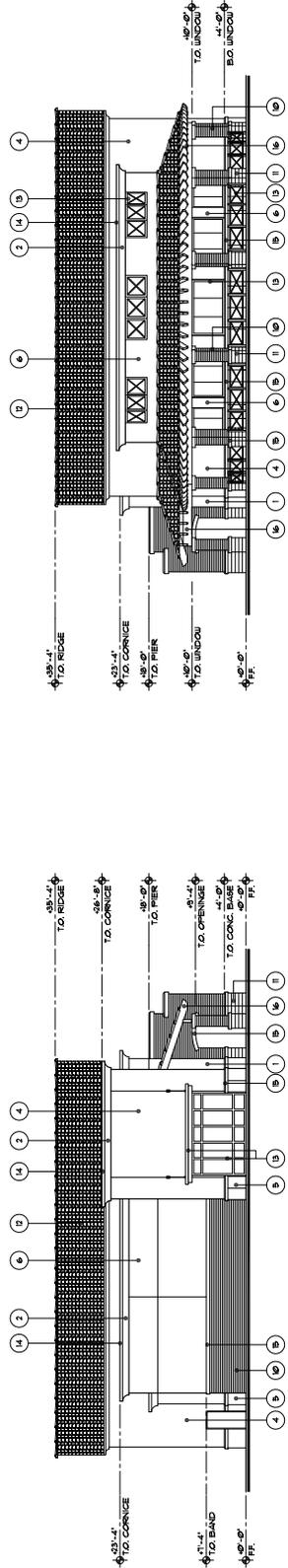
- METAL ACCENTS
BY BERTRIDGE MANUFACTURING
- 13 BIERMA TAN
 - 14 COPPER-COTE

- CONCRETE
BY DAVIS COLOR
- 15 PERBLE - 6-1

- WOOD FINISH
BY OKON
- 16 STAIN - OCHS

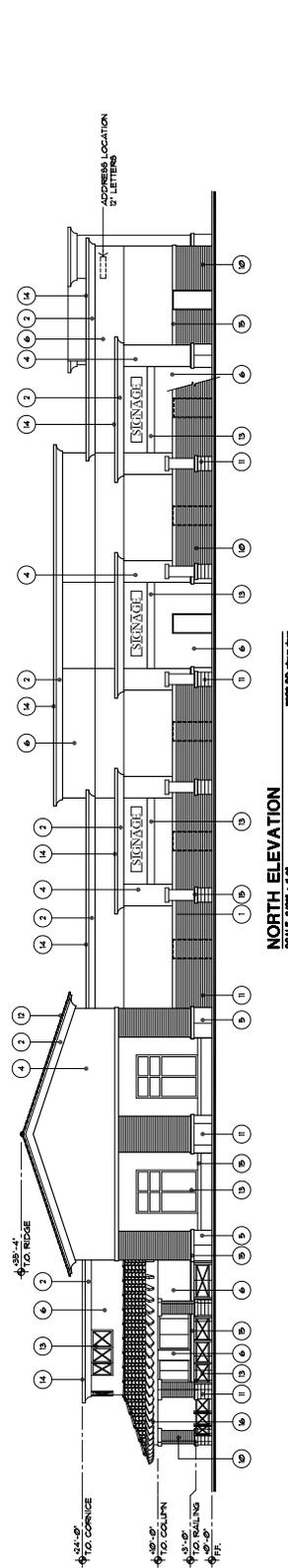


SOUTH ELEVATION
SCALE 3/8" = 1'-0"



WEST ELEVATION
SCALE 3/8" = 1'-0"

EAST ELEVATION
SCALE 3/8" = 1'-0"



NORTH ELEVATION
SCALE 3/8" = 1'-0"

DATE: 03/17/08

JOHN NUNBERG, P.E.
REGISTERED ARCHITECT



Butler Design Group
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6666 East Van Buren St.
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Phoenix, Arizona 85008
phone 602-967-4900
fax 602-967-7722



LAKES TOWNE CENTER - PHASE II

777 EAST BASELINE ROAD
TEMPE, ARIZONA





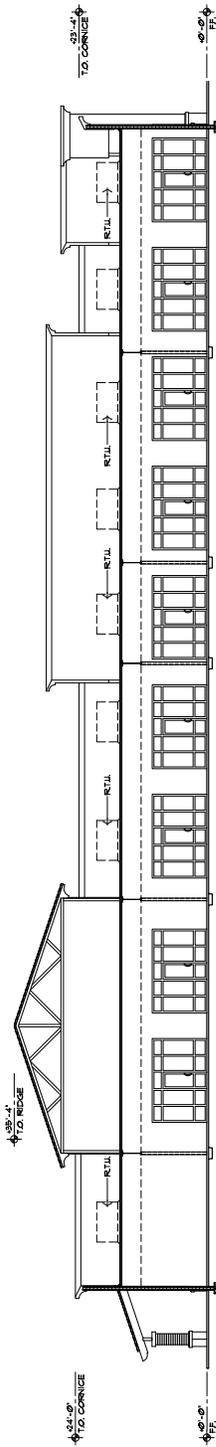
EAST ELEVATION

SHOPS B

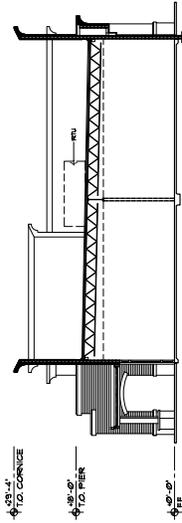
LAKES TOWNE CENTER - PHASE II

S.W.C. Baseline & Rural Road
 TEMPE, ARIZONA





SECTION A-A
SCALE 3/8" = 1'-0"



SECTION B-B
SCALE 3/8" = 1'-0"

DATE: 01/17/08



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